

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 180 | | MASS AVE, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | 203 |
|-----------|------------------|--------|---------|------------|
| Owner 1: | LEADER BANK N.A. | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 180 MASS AVENUE | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: N |
| Postal: | 02474 | Type: | | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|--------|--|
| Owner 1: | MCSWEENEY ROBERT G/TRUSTEE - | | |
| Owner 2: | J S N NOMINEE TRUST - | | |
| Street 1: | 143 PROSPECT STREET | | |
| Twn/City: | BELMONT | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02478 | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 1758 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | B3 | VILLAGE B | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | |
|--------------|---------|--------------|---|-------------|-----|------------|----------------|--------------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 343 | Condo-Comm | Prime NB Desc: | COM/IND COND | Total: | | Spl Credit | | Total: | |
|--------------|---------|--------------|---|-------------|-----|------------|----------------|--------------|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|--------------------------------|----------------|------------|------------|-------------|-------------------|-----------|
| 343 | 0.000 | 861,000 | | | 861,000 | | 155539 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.000 | 861,000 | | | 861,000 | Entered Lot Size | |
| Total Parcel | 0.000 | 861,000 | | | 861,000 | Total Land: | |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | 489.76 | /Parcel: | 489.7 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 343 | FV | 639,400 | 0 | . | | 639,400 | 639,400 | Year End Roll | 12/18/2019 |
| 2019 | 343 | FV | 613,800 | 0 | . | | 613,800 | 613,800 | Year End Roll | 1/3/2019 |
| 2018 | 343 | FV | 370,700 | 0 | . | | 370,700 | 370,700 | Year End Roll | 12/20/2017 |
| 2017 | 343 | FV | 350,400 | 0 | . | | 350,400 | 350,400 | Year End Roll | 1/3/2017 |
| 2016 | 343 | FV | 350,400 | 0 | . | | 350,400 | 350,400 | Year End | 1/4/2016 |
| 2015 | 343 | FV | 340,200 | 0 | . | | 340,200 | 340,200 | Year End Roll | 12/11/2014 |
| 2014 | 343 | FV | 340,200 | 0 | . | | 340,200 | 340,200 | Year End Roll | 12/16/2013 |
| 2013 | 343 | FV | 340,200 | 0 | . | | 340,200 | 340,200 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|--------|
| | Prior Id # 1: | 155539 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 3 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 6 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

APPRAISED:

861,000 /

861,000

USE VALUE:

861,000 /

861,000

ASSESSED:

861,000 /

861.000

Commercial

1 of 1

ARLINGTON

CARD

| | | | |
|---------------|-------------------|--------|---|
| Type: | 63 - Condo Office | | |
| Sty Ht: | 3 - 3 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 11 - Membrane | | |
| Color: | BRICK | | |
| View / Desir: | | | |

| | | | |
|------------|---|---------|---------|
| Full Bath: | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

| | |
|--|--------------------|
| | Building Number 1. |
|--|--------------------|

GENERAL INFORMATION

| | |
|-------------------------|------|
| Grade: C+ - Average (+) | |
| Year Blt: | 1988 |
| Alt LUC: | |
| Jurisdic | |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | |
|---------|---------|
| Kits: | Rating: |
| A Kits: | Rating: |
| Frpl: | Rating: |
| WSFlue: | Rating: |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 7.949999809 |
| Name: | 4 - 3004 |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|----|------|---|--------|----|------|----|----|----|----------|---|
| 1st Res Grid | Desc: | | | | | | | | | | # Units: | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | HB 1 | | | | | |

REMODELING

| | | |
|---|------------|--|
| | Exterior: | |
| | Interior: | |
| % | Additions: | |
| % | Kitchen: | |
| % | Baths: | |
| % | Plumbing: | |
| % | Electric: | |
| % | Heating: | |
| % | General: | |

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

| | | | |
|----------------|------------------|--------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall: | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | % |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

| DEPRECIATION | | |
|--------------|--------------|-------|
| Phys Cond: | AV - Average | 24.9% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| | Total: | 24.8% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 250.00 |
| Size Adj.: | 1.25000000 |
| Const Adj.: | 1.39216042 |
| Adj \$ / SQ: | 435.050 |
| Other Features: | 6231 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.35000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1145007 |
| Depreciation: | 283962 |
| Depreciated Total: | 861046 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Before Depr: | 646.05 | |
| Special Features: | 0 | Val/Su Net: | 489.76 | |
| Final Total: | 861000 | Val/Su SzAd | 489.76 | |

MOBILE HOME

| | | | | | | | | | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0001-0016.0

[illegible]

| | | | |
|---------|-------------------|-------------------------|--------|
| More: N | Total Yard Items: | Total Special Features: | Total: |
|---------|-------------------|-------------------------|--------|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|-----------|-----------|--------------|------|
| FFL | First Floor | 1,758 | 435.050 | 764,818 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Net Sketched Area: | | 1,758 | Total: | 764,818 | |
| Size Ad | 1758 | Gross Are | 1758 | FinArea | 1758 |

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

